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BOOK

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## DEED OF TRUST

Prepared by:

Name, Personal Finance CorporationAddress, 8941 Goodman RdCity/State Olive Branch, MS. 38654601-895-5556LENDER: Personal Finance CorporationLender's Address: 8941 Goodman RdOlive Branch, MS. 38654 601-895-5556BORROWER and Address: Willie Eva McNeil3010 Old Pigeon Roost, Byhalia, MS. 38611 601-838-2277TRUSTEE: Frank A. Riley(a) The Total of Payments is \$ 2505.60, which is evidenced by a promissory note dated 3-10-  
19 97.(b) The indebtedness is payable in 15 monthly payments. The first payment of \$ 168.86 and 14 equal  
monthly payments of \$ 166.91 beginning on 4-20-, 19 97, and continuing on the same  
day of each successive month thereafter, with the final payment due on 6-20-98, 19 98.For good consideration, Borrower conveys and warrants to Trustee the following real property situated in \_\_\_\_\_  
DeSoto County, Mississippi, more particularly described as:

72 and 1/2 acres, more or less, in the South central portion of Section 16, Township 2, Range 5 West, DeSoto County, Mississippi, being at a point eighty (80) poles West of the South-east corner of said section and line of said section one hundred six (106) poles West of the starting, thence East along said boundry line one hundred six (106) poles to the beginning. Also, four and one-quarter (4-1/4) acres, more or less, East of Pidgeon Roost Road, and adjoining said land, beginning at Southwest corner of said Seventy-Two and one-half (72-1/2) acre tract running North forty (40) poles, thence West about sixteen (16) poles to said road, thence Southeast with said road to South boundry line of said Section 16, thence East sixteen (16) poles to the beginning, being in Section 16, Township 2, Range 5 West, with all appurtenances thereunto affixed and belonging.

The above property is located in the Southeast Quarter and the Southwest Quarter of Section 16, Township 2, Range 5, west, DeSoto County, Mississippi.

This conveyance is subject to the following terms:

1. This conveyance is in trust to secure the prompt payment of the Total of Payments, being the amount stated in Item (a) above. If all indebtedness secured hereby shall be promptly paid as and when due, then this conveyance shall be null and void; otherwise, it shall remain in full force and effect.

2. Borrower shall pay all taxes and other charges levied against the property and shall keep the improvements insured by a company authorized to do business in Mississippi, against loss or damage by fire, storm or other hazards in an amount equal to the balance of the indebtedness due the Lender with a standard mortgagee clause in favor of Lender.

3. Borrower will not abandon property or commit waste or allow waste to be committed. Borrower shall make all needed repairs to keep the property in a condition equal to its present status.

4. Upon Borrower's failure to pay prior lien or deed of trust, taxes, insurance premium, or cost of repairs, the Lender may pay the same or make such repairs; and amount thereof will become a part of the debt hereby secured with interest at 10% per annum, payable on demand.

5. Borrower shall be in default upon the happening of any of the following events: (a) Failure to pay as and when due the indebtedness evidenced by the promissory note; (b) Default of any obligation secured hereby or in the performance of any covenant contained herein; (c) If this deed of trust is subordinate to any other deed of trust or lien of any kind, default in the payment of such prior deed of trust or lien; or (d) Upon Lender reasonably deeming itself to be insecure, or (e) Upon the sale of the real property by Borrower.

6. Upon default, Lender may declare the entire unpaid balance secured hereby with interest and other proper charges, immediately due and payable. Trustee shall sell the property and land according to Mississippi Code of 1972, Section 89-1-55. Lender may purchase at such sale. From the proceeds of the sale, Trustee shall pay the cost of advertising and making the sale, including a reasonable attorney's fee and a reasonable Trustee's fee which shall not be less than \$250.00 nor more than 25% of the sale price; second, he shall pay any necessary expenses in protection of the security; third, he shall pay in the order of their maturity all items of indebtedness secured hereby; fourth, the balance shall be paid to the holder of any subordinate deed of trust; and lastly, any balance shall be paid to the Borrower.

7. Lender may appoint another person to act as Trustee herein, and such Substituted Trustee shall have all authority and powers invested in the original Trustee.

8. Any waiver by Lender of any default shall not operate as a waiver of any other default or the same default on a future occasion.

9. The term "Borrower" shall mean all persons signing below, each of whom shall be jointly and severally liable hereunder.

10. This deed of trust is an extension and renewal, and not a cancellation, of that certain deed of trust dated \_\_\_\_\_, recorded in Book 852, at Page 499, of record in the office of the Chancery Clerk of DeSoto County, at Hernando, Mississippi, and the lien created by said deed of trust shall remain in full force and effect until the note secured is paid in full.

I ACKNOWLEDGE RECEIPT OF A COMPLETED COPY OF THIS DEED OF TRUST.

WITNESS our signatures this the 20th day of March, 19 97.

STATE MS.-DE SOTO CO.

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WITNESS

BORROWER

WITNESS

BORROWER

BK 894 PG 302  
W.E. DAVIS CH. CLK.STATE OF MISSISSIPPI  
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, the within named, Willie Eva McNeil who acknowledged that she signed and delivered the foregoing instrument on the date and year therein mentioned.

Witness my hand and seal of office this 20th day of March, 19 97.

My commission expires: 6-26-99

NOTARY PUBLIC

David E. Crawford